

Notes of a meeting of the working party on the possibility of affordable housing in the parish.
30 November 2023 at 14:00 to 15:00 in Guestling.

Present

Cllr M Griffiths (Chair)

Cllr P Knatchbull-Hugessen (Notes)

Rodney Buse, Marsham Community Land Trust.

Apologies were received from Cllr G Furness

The Marsham Community Land Trust (the CLT) registered with the Financial Conduct Authority as a Registered Society (9178) began as a Project Group set up following the Housing Needs Survey carried out in Guestling and Pett under the auspices of Action in Rural Sussex (AiRS).

The Project Group held two meetings with close neighbours to the Fairview site before carrying out two surveys. Other surveys of the site will be undertaken. The Project Group has attended both Guestling and Pett Parish Councils and was present at the Pett Flower Show. They have published two newsletters.

It is their intention to engage the community at each stage. They plan three further meetings:

in January 2024,

when they hope to encourage 3 or 4 more trustees from the community to join the Board of the CLT and to bring in other trustees with experience of taking forward a CLT to completion of building. They would also hope to encourage other people to join the CLT as members by buying a share for £1:00. The CLT is required by its rules to put any or all profit back into the CLT to further its aims. (The objective of the CLT, as it stands, is to provide affordable housing to "All those living and working, or wishing to live and work in Guestling, Pett, and Fairlight".)

They will open a register for people interested in being housed by the CLT to express that interest. This register will remain open until the CLT makes a planning application.

In March 2024 when they hope to explain the tenures that will be available to residents, and

In May 2024 when the CLT will present the plans that they would propose to submit as a planning

application in June. The object being to give the community early sight of the plans in order to have a degree of participation.

They will continue to publicise the opportunity of affordable housing in the Pett and Fairlight newsletters and websites.

The Working Group has asked the CLT for more detailed information to enable it to complete its work. The Working Group will expect to have a further meeting or meetings with the CLT as the CLT develops its business and activity plans.

Information requested:

This list is what the Working Group feels that it would like to have at this stage. There may be more that they would wish to have before reporting back to the Parish Council. They understand that not all information is available at present but feel that it is helpful to give an indication now of the scope of their investigation of the scheme.

Housing need:

Data and method of collection, sources of data, date of data, scope, area.

Findings/information derived from the data.

Housing mix:

Listing of mix, rationale, data/information relied on

Criteria for allocation:

To include any points or similar scheme and worked examples of typical cases of acceptance and refusal.

Definitions of key words such as 'local', 'live', 'connection', 'work', and others relevant or critical, as they apply in the context of allocation.

Expected costs to residents:

The actual affordable rent for different sized units, cost of shared ownership, if any, the expected number and value of any units to be built for sale.

Governance

Plans for membership of Marsham CLT and expansion of the Board.

Timetable

A critical path to occupation by residents.

This should include the point at which the Parish Council will be called upon to meet the obligation of RDC DHG2 (iv).

Planning

The working group is tasked with looking at the possibility of affordable housing in the Parish. Should any scheme for affordable housing progress to the planning stages the Council will consider how it will deal with the usual range of planning considerations covered by NPPF, RDC policies and those of National Landscape (North Weald AONB). These consideration will include amongst others: the suitability of the site, the density of the development, the design and the buildings' contribution to net zero.